

WASHINGTON COUNTY (UTAH). COUNTY RECORDER ^[1325]

DEEDS (TOQUERVILLE), 1865-1954.

8 microfilm reels

DESCRIPTION: In 1882 the territorial legislature shifted the boundary between Kane and Washington Counties, so that a large section of western Kane County became part of Washington County (Laws of Utah, 1882, Chapter LII, "Creating Garfield County"). The county recorder began a new set of deed books for the annexed land. These books contain a wide variety of documents relating to real property in eastern Washington County, which includes Toquerville, Hurricane, LaVerkin, Springdale, Rockville, Grafton, Virgin City, New Harmony, Bellevue, Mountindell, and Duncan. These deed books contain warranty or quit claim deeds, which conveyed property from one individual to another; probate judge deeds validating individual claims to land in Grafton, Virgin City and Toquerville; and desert land and homestead certificates documenting individual homesteads or purchases in the public domain. They contain state land certificates issued to purchasers of state owned lands. They contain tax deeds and sheriff's deeds chronicling the sale of property for unpaid taxes or debts. Whenever the 5th District Court settled an estate or otherwise adjudicated a land related issue, the court decree was also recorded in the deed books. The deed books contain other land related documents, including mining claims, agreements, oil and gas leases, assignments, easements, and right of way deeds. They contain additional miscellaneous records such as affidavits, bishop's certificates and powers of attorney.

In 1924 the Washington County recorder made a certified transcript of "all the writings in (Kane County record books) which may in any way affect title to lands formerly part of Kane Co, but later transferred to Washington County." Kane County records in this transcription include original land certificates and water certificates as well as many probate judge deeds conveying town site land in Toquerville, Rockville, and New Harmony. The transcript also contains some mining claims and deeds in the Harrisburg mining district.

Land in Hurricane was originally owned by the Hurricane Canal Company which divided the area into town lots and sold them when the canal was completed. Many corporation deeds conveying land in the Hurricane town site were recorded in Deed Record Books U 3 and U 4. Deed Books U 6 and U 7 contain numerous right of way deeds authorizing installation of telephone and electric wires and poles. Deed Books U 6, U 7, and U 8 include a significant number of tax deeds

ARRANGEMENT: Documents in Washington County deed record books are arranged chronologically in the order recorded. The county recorder transcribed records from Kane County in the following order: book C, deeds; books A and B, land certificates; book E, water certificates; and book D, more deeds. The transcripts within each book are chronological in recording date order.

RESEARCH NOTE: Even though the Washington County recorder's transcript of records from the Kane County record books was made in 1924, it has been ordered at the beginning of this series to provide continuity and to reflect that the actual records were created much earlier.

RELATED RECORDS: Additional mining claims and deeds relating to eastern Washington County were recorded in the records of the Harrisburg Mining District: MINING RECORDS, series 23675. Mining claims, water certificates and deeds, miscellaneous records and other documents originally recorded in these books were later recorded in MINING NOTICES OF LOCATION, series 81372; MINING DEEDS, series 23669; WATER CERTIFICATES AND DEEDS, series 23251; MISCELLANEOUS RECORDS, series 82707; AGREEMENTS AND LEASES, series 84209, and AUDITOR'S TAX DEEDS, series 84213. Since boundaries governing which deeds were recorded in different record books were general and not specific, deeds for eastern Washington County might also be recorded in DEEDS (WASHINGTON), series 23262; DEEDS (SILVER REEF), series 23263; or DEEDS (SAINT GEORGE), series 23286. After 1954 all deeds and other records in this series were recorded in OFFICIAL RECORDS, series 7067. ABSTRACTS (TOWNS), series 23555 or ABSTRACTS (SECTIONAL LAND), series 16432 contain a chronological history of each property and indicate the book and page where each action was recorded in the deed books. GRANTEE and GRANTOR INDEXES, series 82703 and 82704, provide name indexes to deeds and all other documents recorded in Washington County deed books after 1888. Specific documents in this series are indexed by MISCELLANEOUS RECORDS INDEX, series 23468, POWERS OF ATTORNEY INDEX, series 23685, and WATER CLAIMS INDEX, series 82708 .

PROCESSING NOTE: Washington County Deed Records in this series were microfilmed by Utah State Archives in July and August 1973. Transcripts of Kane County records were microfilmed in September 1993. This series was processed by Rosemary Cundiff in April

2001.

PREFERRED CITATION: Cite the Utah State Archives and Records Service, the creating agency name, the series title, and the series number.

CONTAINER LIST

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